

APPENDIX B

HISTORIC EVALUATION

HISTORIC REPORT

Prepared according to the City of San José Revised Guidelines for Historic Reports (2/26/10)

For the property located at

500-510 McLaughlin Ave., 1178-1184 and 1186 East William Street, San José, Santa Clara County,
California

APN 472-04-125

Prepared for

Denise Duffy & Associates, Inc.
Attn: Leianne Humble
947 Cass St., Suite 5
Monterey, Ca 93940

Prepared by

ARCHIVES & ARCHITECTURE, LLC
PO Box 1332
San José, CA 95109
(408) 297-2684
Franklin Maggi, Architectural Historian
Sarah Winder, Historian

October 24, 2014

DOCUMENT TYPE: Summary Cover Letter

To: Leianne Humble
Denise Duffy & Associates, Inc., 947 Cass St., Suite 5, Monterey CA 93940

Re: 500-510 McLaughlin Ave., 1178-1184 and 1186 East William Court, San José, Santa Clara
County, California
RCUSA Corporation, Project Applicant

From: Franklin Maggi, Architectural Historian
Archives & Architecture, LLC
PO Box 1332, San José, CA 95109

Date: October 24, 2014

Dear Ms. Humble:

Please find attached documents comprising a historic report, prepared for the property generally located at 500 McLaughlin Ave. and related addresses in San José. This report was prepared for your use in a submittal for development entitlements associated with the subject property. According to the tentative project proposal submitted to the City of San José, the proposed development of the site will allow for the construction of a 20,000 square foot commercial center on 1.36 gross acres. The project includes the demolition of the existing Happy Laundry building, Happy Car Wash, two residential duplexes, and a single family house and related ancillary buildings. The property is located on the east side McLaughlin Avenue south of East William Court in San José. The site is located within an area designated as Neighborhood/Community Commercial in the San José General Plan 2040. The property has been the subject of permit applications and entitlements with the City of San José, and with the County of Santa Clara prior to its annexation in 1981.

A historic report is a survey and evaluation that is used to determine the significance of historic buildings, structures, sites, or objects. The survey contains a description of the historic property as well as information about its historical background and the surrounding area. The evaluation within this report is based on specific historic evaluation criteria that have been developed for the City of San José, as well as that of the California Register of Historical Resources, and the National Register of Historic Places.

A historic report may be deemed necessary by the City of San José to determine the potential significance of a historic property, and how a proposed project will affect its significance if applicable. The Department of Planning, Building and Code Enforcement (PBCE) sometimes requires an applicant to hire a qualified historical consultant to prepare a historic report when a project has the potential to affect a historic resource which is (1) either listed, or eligible for listing,

on the National Register of Historic Places or the California Register, or (2) designated or eligible for designation as a City Landmark.

The Department of PBCE of the City of San José uses a historic report as a reference to determine whether a project will result in a significant impact to historic resources. A project will have a significant effect on historic resources if it would demolish, or substantially alter, a historic resource which is (1) either listed, or eligible for listing, on the National Register of Historic Places or the California Register of Historical Resources or (2) designated or eligible as a City Landmark. It is the responsibility of the Department of PBCE to make a determination as to whether a project will have a significant impact on a potential resource under the California Environmental Quality Act (CEQA).

If a project will not have a significant effect on the environment, the Department of PBCE will issue a Negative Declaration or other determination. Conversely, the Department of PBCE will require the preparation of an Environmental Impact Report (EIR) if it determines that the project will have significant effect on the environment.

The Department of PBCE also uses a historic report to determine whether a property is eligible for listing on the City of San José Historic Resources Inventory, and also if the property is potentially eligible for designation as a City Landmark. Attached to this report are three DPR523 series forms, which outline the history, record the property characteristics, and evaluate the property's potential for historical significance. Also attached are three completed Historic Evaluation Rating Sheets prepared according to the Historic Report Guidelines that are used to determine if the property is eligible for listing on the Historic Resources Inventory. The bibliography, which meets the City's requirement for a checklist of sources consulted, is embedded in the DPR523 series forms, as well as photos that visually define the character-defining features of the property.

Below is a summary of our investigation and findings:

The attached DPR523 forms dated October 24, 2014, which we prepared, documents the historical and architectural aspects of the property and associated building sites referred to as 500 McLaughlin Avenue, San José. The site has one commercial building, a car wash, two duplexes, a single family house and related ancillary structure including a barn. The parcel is located outside the original limits of the City of San José in Santa Clara County, in an area that was once part of the Lendrun Ranch east of the downtown, and was subdivided in 1911 as a part of the Elm Leaf Park subdivision. The area was a part of unincorporated Santa Clara County until it was annexed into the City of San José as part of McLaughlin No. 16 on July 27, 1981. At that time all the extant buildings on the site had been constructed. The single family residential building was moved onto the site at 1186 East William Street about 1944, and the two duplexes built about 1949. The commercial building at the corner, now called Happy Laundry, was also built about 1949. The related car wash, Happy Car Wash, was constructed in the mid-to-late 1960s. All were built at a time that the property was unincorporated and under the jurisdiction of the County of Santa Clara.

The attached DPR523 series forms constitute a new (first time) recording for the property. The parcel that makes up the project area has not been previously surveyed for, or recorded on, any local, state, or national registers. **We indicated in the DPR523 series forms that none of the buildings on this property appear to qualify for listing on the California or National Registers; and that the evaluation performed according to the City of San José historic evaluation-rating system resulted in point scores that are under the threshold for listing on the San Jose Historic Resources Inventory. Consequently, none of the buildings are eligible for San José Historic Landmark designation.** The interiors of the buildings were not viewed or evaluated as a part of this investigation. Interiors have not been a part of the City's evaluation rating system since the revised Guidelines were published in early 2010.

The DPR523 forms that are attached to this Summary Cover Letter contain a historical background of the property, historical context of the study area, and facts regarding ownership, subdivision, construction dates, occupants, and uses of the property. The forms also include a description of the property, including style, defining features, condition, and exterior photographs. An evaluation for significance is also included in the forms. There is no potential that the property might contribute to a district comprised of similar resources in the area.

An impacts analysis was not conducted, as the property is not historically significant according to the minimum requirements for listing on the California Register of Historical Resources or as San José City Landmark. As previously noted, the score according to the City's Evaluation Rating System indicate that the property would not qualify for listing on the City of San José Historic Resources Inventory.

Sincerely,



Franklin Maggi, Architectural Historian*

*Franklin Maggi meets the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities within the field of architectural history in compliance with state and federal environmental laws, as outlined in the criteria under 36 CFR Part 61.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 8

*Resource Name or #: (Assigned by recorder)

Happy Market Grocery

P1. Other Identifier: Happy Market Grocery and Happy Coin Launderette

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose East Date 1980 T.7S.; R.2E.; Mount Diablo B.M.

c. Address 500 McLaughlin Avenue City San Jose Zip 95116

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 600779mE/ 4133354mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 472-04-125;

southeast corner of McLaughlin Avenue and East William Street.

*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located in a commercial node at McLaughlin Avenue and East William Court/East William Street in San Jose's Five Wounds/Brookwood Terrace neighborhoods, this small one-story commercial building and related car Wash structure was constructed about 1949 and 1968, and have been in operation since that time serving the greater neighborhood that grew around the site during the last half a century. The site of these two structures is now part of a large property that includes two duplexes and a single family house to the east along East William Court; the site now 1.36 acres in size.

The architecture of the commercial building is vernacular, consistent with mid-century modern buildings constructed during this period - although minimal in form and stylized detailing.

(Continued on page 2, DPR523L)

*P3b. Resource Attributes: (List attributes and codes)

HP6. 1-3 story commercial building

*P4 Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)

View facing southeast,
October 2014.

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1949, 65 years old, city
directories.

*P7. Owner and Address:

Hung Nguy Tr., Mai Dang Tr.
3168 Apperson Ridge Dr.
San Jose, Ca 95148

*P8. Recorded by: (Name, affiliation, and address)

F. Maggi & S. Winder
Archives & Architecture LLC
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: 10/24/2014

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, LLC: Historic Report for the property generally located at 500 McLaughlin Ave., San Jose, prepared for Denise Duffy & Associates, Inc., 2014.

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record ☐ Archaeological Record
☐ District Record ☐ Linear Feature Record ☐ Milling State Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List)
DPR 523A ***Required information**

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 2 of 8

*Resource Name or # (Assigned by recorder) Happy Market Grocery

*Recorded by Franklin Maggi & Sarah Winder

*Date 10/24/2014

☒ Continuation

☐ Update

(Continued from previous page)

The immediate area is now a mix neighborhood commercial infill, an older residential area to the west, and more recent development beginning at mid-century to the east. Both McLaughlin Avenue and East William Street are collector streets, although East William Street becomes East William Court to the east of McLaughlin Avenue as it passes the subject property along the north. Access to the property is from both streets.

The commercial building is vernacular in design and construction; the original 1949 structure is rectangular in shape with a primary storefront facing McLaughlin Avenue and originally had its onsite parking only off East William Court. The building has a flat roof, and the stucco-clad walls are finished plain from their base to the parapet. A wrap-around flat canopy extension protects the front storefront and turns the corner to the original parking lot at the corner. The canopy is clipped at the south wall, as the property original terminated along the south side of the building. During the mid-to-late 1960s, Happy Car Wash was constructed to the south, and the area between the two structures paving for parking. It is likely that at that time an additional storefront was added to the market on the south wall, providing additional access to the building from this new drive-up area.

The materials of the added storefront match those of the storefront elements along McLaughlin Avenue, indicating that the original storefronts were replaced at the time of the expansion of the site southward and inclusion of the car wash. They were likely retrofitted into the original openings, and narrow wood trim was added cover the joints.

The car wash was not evaluated as a part of this recording, as it is less than 50 years in age, and is not an exceptional work of architecture to be considered for significance under historical evaluation criteria. The structure is steel and wood framed and clad both at the roof and side with ribbed metal panels. The surrounding site is finished in asphalt. A simple pole sign marks the business at the McLaughlin Avenue street frontage. The box sign at the top of the pole is topped by an ornate car sculpture.

Integrity

The property has most of its integrity as per the National Register's seven aspects of historical integrity. It maintains its original location at McLaughlin Avenue and East William Court in the Five Wounds/Brookwood Terrace neighborhood east of downtown San Jose within a setting that is mostly intact from the time of construction. The immediate setting lacks some of its original character due to recent developments to the south and west. The market/laundrette building and the car wash retain their mid-century scale and feeling and partially continue, through their form, massing and detailing, to illustrate some associations with modern vernacular design patterns at mid-century in greater San José. While some of the original character-defining materials and workmanship have been preserved, the replacement of the storefront materials have compromised somewhat the ability of the market/laundrette building (now solely dedicated to a laundry use) to convey its original character.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinomial

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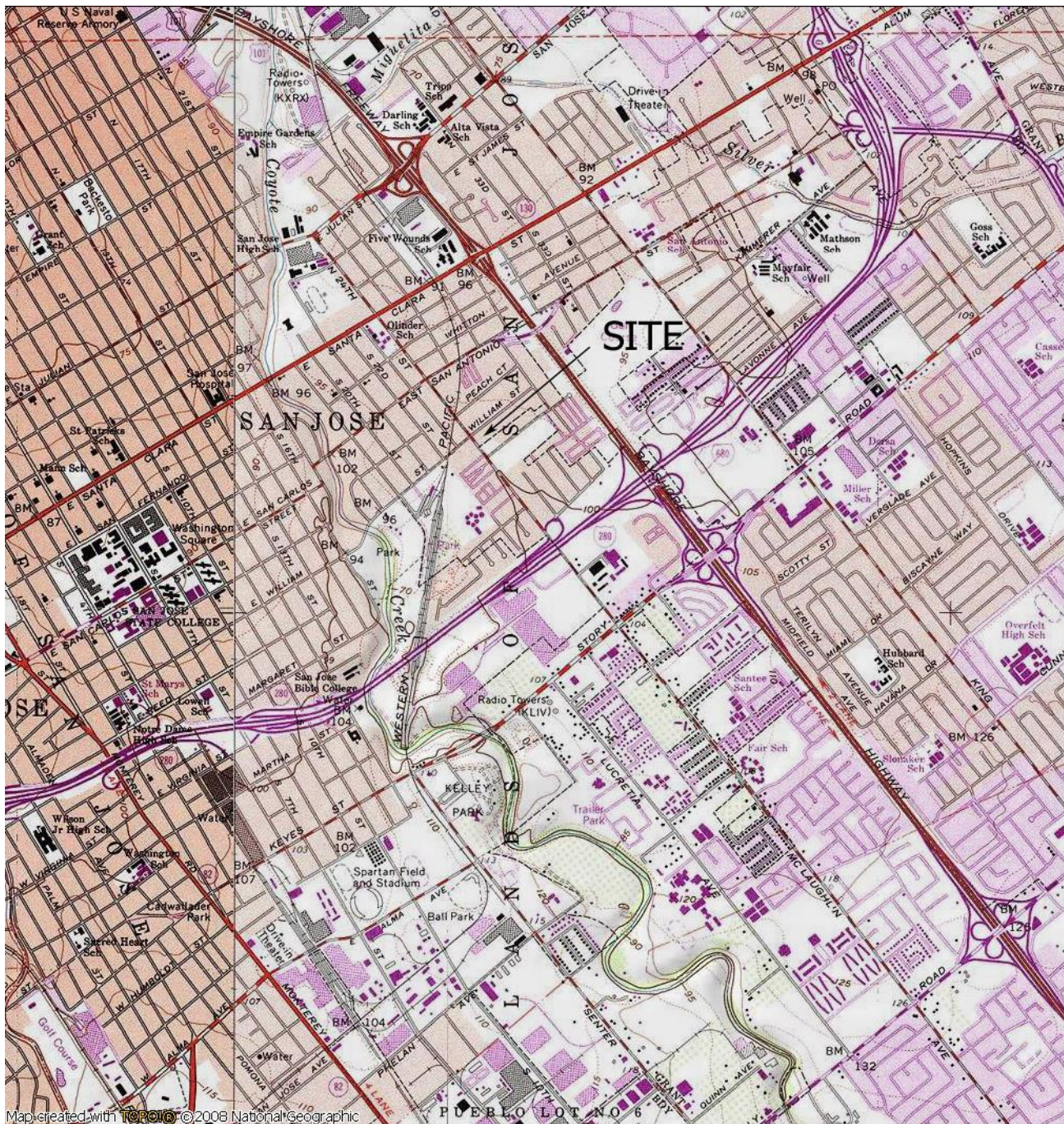
*Resource Name or # (Assigned by recorder)

Happy Market Grocery

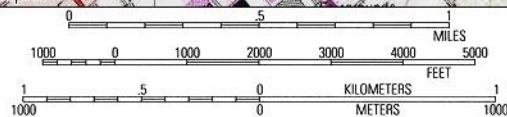
*Map Name: USGS San Jose West & East Quadrangles 7.5 minute

*Scale: n.t.s.

*Date of Map: 1980



Map created with TOPO 10.0 ©2008 National Geographic



TN MN
13 1/2
09/22/14

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

Page 4 of 8

*NRHP Status Code 6z

*Resource Name or # (Assigned by recorder) Happy Market Grocery

B1. Historic Name: Happy Market Grocery and Happy Coin Launderette

B2. Common Name: Happy Laundry / Lavado Feliz

B3. Original use: Retail commercial B4. Present Use: Commercial services

*B5. Architectural Style: Modern vernacular commercial

*B6. Construction History: (Construction date, alterations, and date of alterations)

Original construction of Happy Market Grocery and Happy Coin Launderette in 1949. Car wash constructed about 1968 (no permits located).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/a Original Location: N/a

*B8. Related Features:

None

B9a Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Commerce Area Five Wounds/Brookwood Terrance SNI

Period of Significance 1949 Property Type Commercial Applicable Criteria None

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Happy Laundry was constructed about 1949 on this site on a property previously developed as an orchard. The site was expanded with the construction of Happy Car Wash in the late 1960s, while still a part of unincorporated Santa Clara County. The earlier Happy Market Grocery included a small launderette, and when the grocery store was closed in the 1990s, the launderette was expanded into the whole building to become Happy Laundry. In recent years, other unrelated retail and commercial uses have co-existed in the building, as it has access from three sides, which onsite parking from both the north and south.

The previous occupation of the site consisted of an orchard ranching operation, which until the early years of the twentieth century was known as the Lendrum Ranch. The property had remained largely agricultural until the 1940s, when the Happy Market Grocery and the Happy Coin Launderette appeared on the corner of what was then East Williams Street and McLaughlin Avenue, as San Jose's urban frame began to quickly develop and expand into the agricultural hinterlands that had been known previously as the Valley of Heart's Delight.

(Continued on next page, DPR523L Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References:

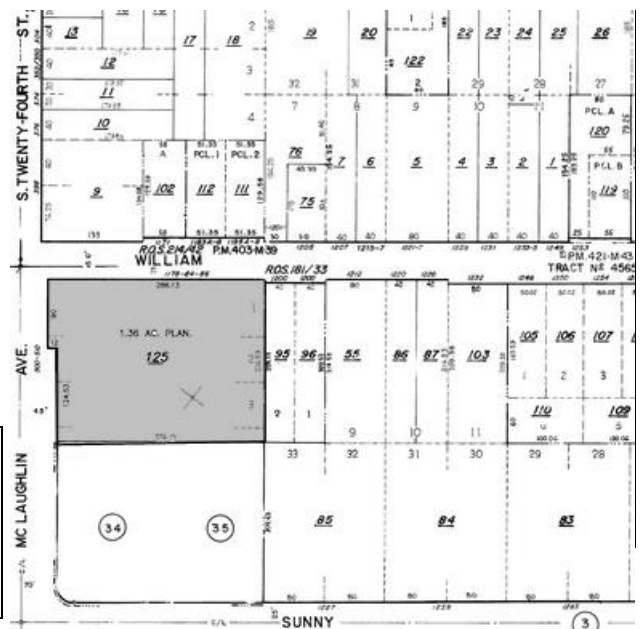
See page 6.

B13. Remarks: Proposed demolition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: October 24, 2014

(This space reserved for official comments.)



Page 5 of 8 *Resource Name or # (Assigned by recorder) Happy Market Grocery

*Recorded by Franklin Maggi & Sarah Winder *Date 10/24/2014 ☒ Continuation ☐ Update

(Continued from last page, DPR523B B10. Significance)

The earlier agricultural ownership of this area east of McLaughlin Avenue is associated with James Lendrum. James Lendrum was born in 1833, in Fermanagh County, Ireland. He arrived in California in 1857 with his wife, and settled in San Jose where he purchased 300 acres, known as the Silver Creek Ranch. In 1863 he acquired the 20 acres along McLaughlin that contains the subject property, and then 300 additional acres east of McLaughlin Avenue and south of Alum Rock Road (now East Santa Clara Street). He established this large ranch with an orchard which he operated until his death in 1885. His wife continued to operate the ranch until her death in 1915. Just prior to this, she subdivided the lands for sale during a period of city expansion.

One of these partitions of the former Lendrum Ranch was known as "Elm Leaf Park" (Santa Clara County Maps N: 77, surveyed 1911 and recorded in 1912). The subject property is located on Lots 1, 2, 3, and part of Lot 4 of Block 3 of this subdivision. At this time, the residential tract was bordered on two sides by the official limits of the City of San Jose, which had just expanded to incorporate East San Jose, a small community to the east of the Coyote Creek. The subject property would ultimately remain on Santa Clara County lands until it was annexed by San Jose in the late 1980s.

The house and farm buildings for the Lendrum Ranch appear to have been located to the north of the intersection of McLaughlin Avenue and East William Court. The subject site to the south of East William Court may also have had agricultural buildings during the Lendrum ownership, but this cannot be determined from early maps.

Since the construction of Happy Market Grocery and Happy Coin Launderette in 1949, the site as served as a neighborhood commercial use for the growing residential area that surrounds the commercial cluster at McLaughlin Avenue and East William Street. Although the grocery use was eliminated in the 1990s, the building has continued to provide neighborhood commercial services into the present. The car wash expanded this services use when built in the late 1960s. In recent years additional commercial uses have been established to the west along McLaughlin Avenue and westerly along East William Street.

The subject property was incorporated into the City of San Jose on July 27, 1981, as a part of the McLaughlin No. 16. Annexation.

EVALUATION

The former Happy Market Grocery, and the current Happy Laundry, have been, and are, long time neighborhood businesses in the Five Wounds/Brookwood Terrace area. Like other small neighborhood businesses in the older urban areas of San Jose, this retail and commercial services site has had a number of small-time business operators over the years. When first developed at mid-century, the site was at the edge of the city and served primarily the residents to the west in Brookwood Terrace. The area now is a mix of contemporary urban residential development, and the immediate vicinity has grown to be a commercial node for this now larger neighborhood.

This neighborhood has not been surveyed for potential historical significance. The building at 500 McLaughlin Ave. now serving as a neighborhood laundry, is not recognized in any historical narratives, and does not appear to individually represent important patterns of development or events in this neighborhood, nor does it contribute to a recognized district of historical significance. The property would, therefore, not qualify for the National or California Registers under Criterion A or (1), respectively.

The owners and operators were not specifically identified as a part of this study. No significant personage in San Jose's history was revealed following an overview of the neighborhood history at mid-century, and later owners/operators have a too recent association to cause the property to be considered historically significant due to important personages. The property is not eligible for the National or California Registers based on association with personages under Criteria B or (2).

(Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 6 of 8

*Resource Name or # (Assigned by recorder)

Happy Market Grocery

*Recorded by Franklin Maggi & Sarah Winder

*Date 10/24/2014

☒ Continuation ☐ Update

(continued from last page)

The commercial building is a vernacular mid-century modern design. It clearly is associated with emerging trends in small commercial architectural design during this period, but is not a distinguished example of this era. The building retains a fairly high degree of integrity to its original form, but it is likely that the aluminum storefronts are an early replacement to wood sash windows, as aluminum had barely begun to appear for this use by 1949, and these storefronts don't appear to be of circa 1950 materials. The property does not appear eligible for the National Register under Criterion C or the California Register according to Criterion (3), as the design is not a distinctive representative of historic commercial development from the middle of the twentieth century.

Under the City of San Jose evaluation rating system, the property scores 6.68 points, and does not meet the threshold for listing on the San Jose Historic Resources Inventory. Not meeting any of the evaluation criteria of significance, it would thus not qualify under the criteria for landmark designation.

(Continued from page 4, DPR523b, B12)

Arbuckle, C. *Santa Clara County Ranchos*. San José: Rosicrucian Press, 1968.

Brainard, H. C. *Brainard's Atlas of Santa Clara County*. 1886. On file at the California Room, Martin Luther King Jr. Library, San José.

Fairchild Aerials, 1948. On file at the California Room, Martin Luther King Jr. Library. SJ.

Guinn, J. M. *History of the State of California and Biographical Record of Coast Counties, California*. Chicago: The Chapman Publishing Co., 1904, p. 1142.

Hall, F. *History of San José and Surroundings*. San Francisco: A. L. Bancroft, 1871.
San Jose, City of, Building Permits.

Santa Clara County building permits.

Santa Clara County Deeds, Official Records, and Recorded Maps.

Thompson and West. *Historical Atlas of Santa Clara County*. San Francisco: Thompson and West, 1876 [San José: Smith and McKay Printing Co., reprinted 1973].

<http://www.santaclararesearch.net/SCBIOS/jlendrum.html> (accessed on October 23, 2014)

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*Resource Name or # (Assigned by recorder)

Happy Market Grocery

*Recorded by Franklin Maggi & Sarah Winder

*Date 10/24/2014

☒ Continuation

☐ Update



Northerly façade at East William Court, viewed facing south.



Façade at McLaughlin Avenue, viewed facing northeast.

Page 8 of 8

*Resource Name or # (Assigned by recorder) Happy Market Grocery

*Recorded by Franklin Maggi & Sarah Winder

*Date 10/24/2014 ☒ Continuation ☐ Update



South side elevation, viewed facing north.



Happy Car Wash, viewed facing southeast.

HISTORIC EVALUATION SHEET

Historic Resource Name: Happy Market

A. VISUAL QUALITY / DESIGN

Justification

- | | |
|------------------------|---------------------------|
| 1. EXTERIOR | Undistinguished |
| 2. STYLE | Of no particular interest |
| 3. DESIGNER | Not known |
| 4. CONSTRUCTION | Of no particular interest |
| 5. SUPPORTIVE ELEMENTS | None |

E	VG	G	FP
			X
			X
			X
			X
			X

B. HISTORY / ASSOCIATION

- | | |
|--------------------------|--|
| 6. PERSON / ORGANIZATION | No connection with persons of importance |
| 7. EVENT | None associated |
| 8. PATTERNS | No patterns of importance |
| 9. AGE | Built after 1945 |

E	VG	G	FP
			X
			X
			X
			X

C. ENVIRONMENTAL / CONTEXT

- | | |
|-----------------|-----------------------------------|
| 10. CONTINUITY | Not located in area of importance |
| 11. SETTING | Unimportant |
| 12. FAMILIARITY | Familiarity to neighborhood only |

E	VG	G	FP
			X
			X
		X	

D. INTEGRITY

- | | |
|--------------------------|----------------------------------|
| 13. CONDITION | Minor surface wear |
| 14. EXTERIOR ALTERATIONS | Minor changes |
| 15. STRUCTURAL REMOVALS | No important structural removals |
| 16. SITE | Has not been moved |

E	VG	G	FP
	X		
	X		
X			
X			

E. REVERSIBILITY

- | | |
|--------------|-------------------|
| 17. EXTERIOR | Almost all exists |
|--------------|-------------------|

E	VG	G	FP
	X		

REVIEWED BY: Franklin Maggi

DATE: 10/22/14

EVALUATION TALLY SHEET

Historic Resource Name: Happy Market

	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
<u>A. VISUAL QUALITY / DESIGN</u>								
1. EXTERIOR	16	12	6	0	0			
2. STYLE	10	8	4	0	0			
3. DESIGNER	6	4	2	0	0			
4. CONSTRUCTION	10	8	4	0	0			
5. SUPPORTIVE ELEMENTS	8	6	3	0	0		0	
<u>B. HISTORY / ASSOCIATION</u>								
6. PERSON / ORGANIZATION	20	15	7	0	0			
7. EVENT	20	15	7	0	0			
8. PATTERNS	12	9	5	0	0			
9. AGE	8	6	3	0	0		0	
<u>C. ENVIRONMENTAL / CONTEXT</u>								
10. CONTINUITY	8	6	3	0	0			
11. SETTING	6	4	2	0	0			
12. FAMILIARITY	10	8	4	0	4		4	4
(SUM OF A+C) =					4			
<u>D. INTEGRITY</u>								
13. CONDITION	.00	.03	.05	.10	0.03	x	4	0.1
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0.05	x	4	0.2
	.00	.03	.05	.10	0.03	x	0	0.0
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x	4	0.0
	.00	.10	.20	.40	0	x	0	0.0
16. SITE	.00	.10	.20	.40	0	x	0	0.0
							0.3	
ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)								3.68
<u>E. REVERSIBILITY</u>								
17. EXTERIOR	3	3	2	2	3			6.68
EVALUATION TOTAL: (Adjusted subtotal)								6.68

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 8

*Resource Name or #: (Assigned by recorder) 1178-1184 East William Ct.

P1. Other Identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose East Date 1980 T.7S.; R.2E.; Mount Diablo B.M.

c. Address 1178-1184 East William Ct. City San Jose Zip 95116

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 600816mE/ 4133384mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 472-04-125;

south side of East William Court east of McLaughlin Avenue.

*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located adjacent a commercial node at McLaughlin Avenue and East William Court in San Jose's Five Wounds/Brookwood Terrace neighborhoods, these two one-story residential duplexes were constructed about 1947, and have been occupied since that time providing rental housing in the greater neighborhood that grew around the site during the last half a century. The site of these two structures is now part of a large property that includes Happy Laundry, Happy Car Wash, and a single family house to the east along East William Court; the site now 1.36 acres in size.

The architecture of the two duplex buildings is vernacular, consistent with mid-century modern buildings constructed during this period, although minimal in form and stylized detailing. (Continued on page 2, DPR523L)

*P3b. Resource Attributes: (List attributes and codes)

HP3. Multiple family property

*P4 Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)

View facing east, October 2014.

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1947, 67 years old, from aerials and city directories.

*P7. Owner and Address:

Hung Nguy Tr., Mai Dang Tr.
3168 Apperson Ridge Dr.
San Jose, Ca 95148

*P8. Recorded by: (Name, affiliation, and address)

F. Maggi & S. Winder
Archives & Architecture LLC
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: 10/24/2014

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, LLC: Historic Report for the property generally located at 500 McLaughlin Ave., San Jose, prepared for Denise Duffy & Associates, Inc., 2014.

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling State Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List)
DPR 523A ***Required information**

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 2 of 8

*Resource Name or # (Assigned by recorder) 1178-1184 East William Ct.

*Recorded by Franklin Maggi & Sarah Winder

*Date 10/24/2014

☒ Continuation ☐ Update

(Continued from previous page)

The buildings are vernacular, and reflect the simple building practices of housing development during a period that is known for rapid mobilization of the construction industry as demand outpaced the ability of the region to accommodate an influx of new residents. The units include attached enclosed garages, a trend that first appeared in the late-1930s when small lot housing was redesigned around the automobile.

The architectural style of the buildings can be loosely associated with late Spanish Colonial Revival, an eclectic style that was popular during the 1920s and 1930s throughout California. After the First World War, the Eclectic Revival or Period Revival styles grew in prominence to become characteristic of both residential and non-residential construction. Such styles as Spanish Eclectic, Mission Revival, Mediterranean, and others became popular for over two decades in the greater San José area.

The immediate area is now a mix neighborhood commercial infill, an older residential area to the west, and more recent development beginning at mid-century to the east. Both McLaughlin Avenue and East William Street are collector streets, although East William Street becomes East William Court to the east of McLaughlin Avenue as it passes the subject property along the north. Access to the property is from East William Court.

The buildings are deep, with the two units each set back one after another. The buildings have a low profile, are stucco clad, and have hipped roofs covered with a fairly unique interlocking concrete tile, and shallow eaves trimmed with thin metal gutters. The main entries face inward toward the shared driveway, and are set flush with the walls, protected by shallow stoops. The roofs of the stoops are set under the main roofline and follow the slope of the roof. They are supported with simple wood braces.

The original fenestration consists of metal multi-lite sash. The windows are frameless and the stucco at the edges is curved into the metal edges. The windows have operable casements at the outer panels, and are joined at the building corners providing a wrap-around effect.

The doors are solid slabs with mail slots fitted at their bottoms. The garage doors appear to be original and are wood.

The site and the buildings are in a deteriorated state.

Integrity and character-defining features:

The property retains most of its historical integrity as per the National Register's seven aspects of integrity. The two duplexes maintain their original location on East William Court in San Jose. The property is within a setting that is a mix of building types and uses. The duplexes retain their residential scale and feeling and have continued to illustrate their association with the design of mid-century residences housing development in San Jose. The historic design features include: stucco cladding, metal windows and wood doors, and hipped roofs with interlocking tile. The original character-defining materials of this house continue to exist but are in deteriorated condition.

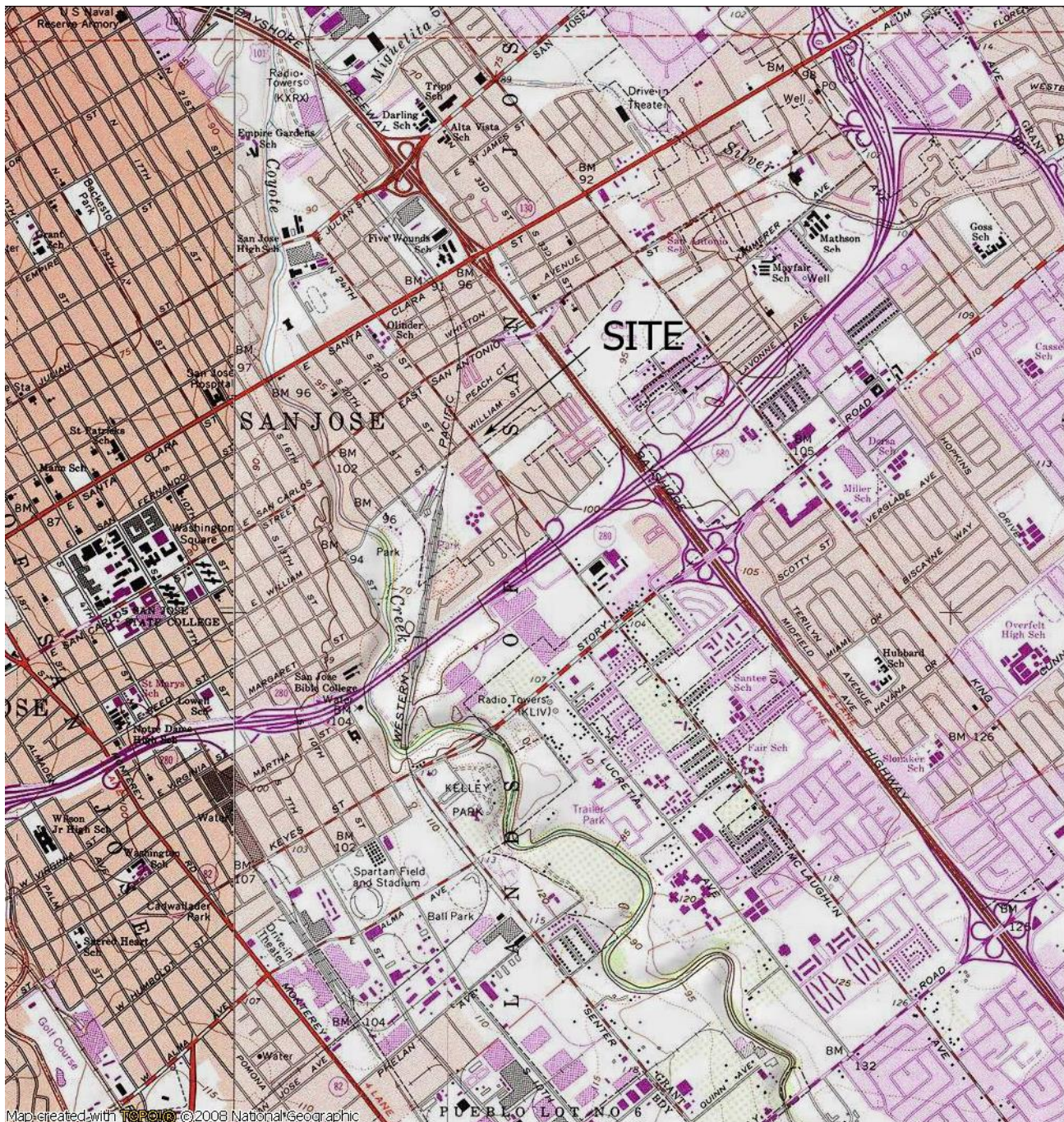
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinomial

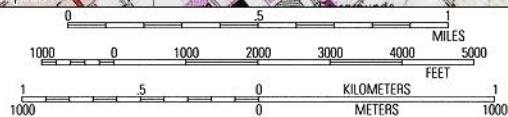
Page 3 of 8

*Resource Name or # (Assigned by recorder) 1178-1184 East William Ct.

*Map Name: USGS San Jose West & East Quadrangles 7.5 minute *Scale: n.t.s. *Date of Map: 1980



Map created with TOPO 10.0 ©2008 National Geographic



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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
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Page 4 of 8

*NRHP Status Code 6z

*Resource Name or # (Assigned by recorder) 1178-1184 East William Ct.

B1. Historic Name: None

B2. Common Name: None

B3. Original use: Residential duplexes B4. Present Use: Residential duplexes

*B5. Architectural Style: Vernacular no style

*B6. Construction History: (Construction date, alterations, and date of alterations)
Original construction about 1947.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/a Original Location: N/a

*B8. Related Features:

None

B9a Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter Area Five Wounds/Brookwood Terrace SNI

Period of Significance 1947 Property Type Residential Applicable Criteria None

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The two duplexes on this site were constructed about 1947 on a site that had previously been in agricultural use as an orchard. At that time the site was in unincorporated Santa Clara County, and the house to the east had just been relocated to the site. Within two years, the corner to the west had been developed with Happy Market Grocery and Coin Launderette, completing development of this corner, as additional infill continued to the east on other portions of the earlier Lendrum Ranch.

The previous occupation of the site consisted of an orchard ranching operation, which until the early years of the twentieth century was known as the Lendrum Ranch. The property had remained largely agricultural until the 1940s, when the remaining orchard operations were eliminated, although portions of this ranch to the south continued into the second half of the twentieth century, as San Jose's urban frame began to quickly develop and expand into the agricultural hinterlands that had been known previously as the Valley of Heart's Delight.

(Continued on next page, DPR523L Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References:

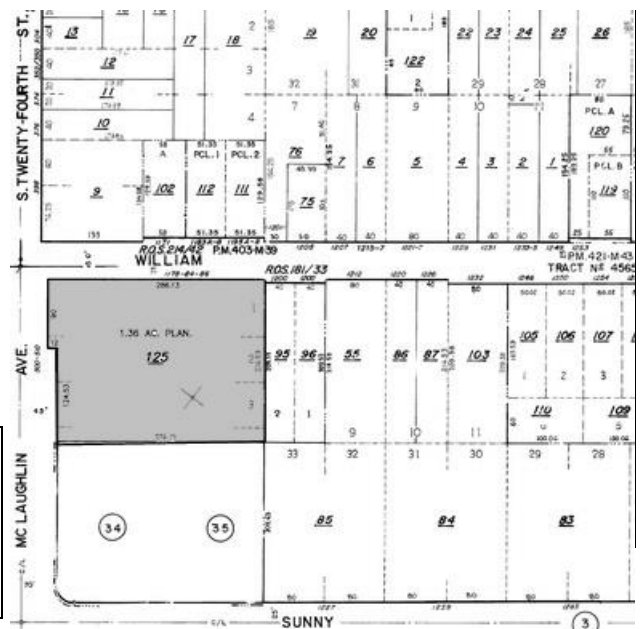
See page 6.

B13. Remarks: Proposed demolition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: October 24, 2014

(This space reserved for official comments.)



DPR 523B

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
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Trinomial

Page 5 of 8 *Resource Name or # (Assigned by recorder) 1178-1184 East William Ct.

*Recorded by Franklin Maggi & Sarah Winder *Date 10/24/2014 ☒ Continuation ☐ Update

(Continued from last page, DPR523B B10. Significance)

The earlier agricultural ownership of this area east of McLaughlin Avenue is associated with James Lendrum. James Lendrum was born in 1833, in Fermanagh County, Ireland. He arrived in California in 1857 with his wife, and settled in San Jose where he purchased 300 acres, known as the Silver Creek Ranch. In 1863 he acquired the 20 acres along McLaughlin that contains the subject property, and then 300 additional acres east of McLaughlin Avenue and south of Alum Rock Road (now East Santa Clara Street). He established this large ranch with an orchard which he operated until his death in 1885. His wife continued to operate the ranch until her death in 1915. Just prior to this, she subdivided the lands for sale during a period of city expansion.

One of these partitions of the former Lendrum Ranch was known as "Elm Leaf Park" (Santa Clara County Maps N: 77, surveyed 1911 and recorded in 1912). The subject property is located on Lots 1, 2, 3, and part of Lot 4 of Block 3 of this subdivision. At this time, the residential tract was bordered on two sides by the official limits of the City of San Jose, which had just expanded to incorporate East San Jose, a small community to the east of the Coyote Creek. The subject property would ultimately remain on Santa Clara County lands until it was annexed by San Jose in the late 1980s.

The house and farm buildings for the Lendrum Ranch appear to have been located to the north of the intersection of McLaughlin Avenue and East William Court. The subject site to the south of East William Court may also have had agricultural buildings during the Lendrum ownership, but this cannot be determined from early maps.

Since the construction of these two duplexes just after World War II, they have served as rental units continuously to the present.

The subject property was incorporated into the City of San Jose on July 27, 1981, as a part of the McLaughlin No. 16 annexation.

EVALUATION

When first developed at mid-century, the site was at the edge of the city. The area now is a mix of contemporary urban residential development, and the immediate vicinity has grown to be a commercial node for this now larger neighborhood. The two duplexes are not individually representative of any recognized patterns of importance within the City of San Jose. The development of the subject property occurred around 1947 and reflects post-war development that began to change the character of the city. The property represents a period of continued growth of San Jose during the mid-twentieth century, a development pattern that has continued into the recent past as older vacant properties within the original city have been developed.

This neighborhood has not been surveyed for potential historical significance. These two duplexes are not recognized in any historical narratives, and do not appear to individually represent important patterns of development or events in this neighborhood, nor do they contribute to a recognized district of historical significance. The property would, therefore, not qualify for the National or California Registers under Criterion A or (1), respectively.

The owners and tenants were not specifically identified as a part of this study. No significant personage in San Jose's history was revealed following an overview of the neighborhood history at mid-century, and later owners/tenant would have a too recent association to cause the property to be considered historically significant due to important personages. The property is not eligible for the National or California Registers based on association with personages under Criteria B or (2).

(Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary #
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Page 6 of 8 *Resource Name or # (Assigned by recorder) 1178-1184 East William Ct.

*Recorded by Franklin Maggi & Sarah Winder *Date 10/24/2014 ☒ Continuation ☐ Update

(continued from last page)

The duplexes are vernacular mid-century modern designs. They are recognizable for the post-World War II period in which they were constructed, however, the design is not distinctive with regard to materials, proportions or forms that characterize architect-designed modern structures that are distinctive in this modern period. The property is not a distinguished embodiment of modern styles in the post-war period. Because of the lack of strong correlation with a distinctive architectural design or significant patterns of vernacular design, the triplexes do not appear to be individually eligible for National Register under Criterion C or the California Register under to Criterion (3).

Under the City of San Jose evaluation rating system, the property scores 6.88 points, and does not meet the threshold for listing on the San Jose Historic Resources Inventory. Not meeting any of the evaluation criteria of significance, it would thus not qualify under the criteria for landmark designation.

(Continued from page 4, DPR523b, B12)

Arbuckle, C. *Santa Clara County Ranchos*. San José: Rosicrucian Press, 1968.

Brainard, H. C. *Brainard's Atlas of Santa Clara County*. 1886. On file at the California Room, Martin Luther King Jr. Library, San José.

Fairchild Aerials, 1948. On file at the California Room, Martin Luther King Jr. Library. SJ.]

H. S. Foote (editor). *Pen Pictures From The Garden of the World or Santa Clara County, California, Illustrated*: The Lewis Publishing Company, 1888.

Hall, F. *History of San José and Surroundings*. San Francisco: A. L. Bancroft, 1871.

Santa Clara County Deeds, Official Records, and Recorded Maps.

Santa Clara County School District Maps, Santa Clara County Archives.

Thompson and West. *Historical Atlas of Santa Clara County*. San Francisco: Thompson and West, 1876 [San José: Smith and McKay Printing Co., reprinted 1973].

United States Federal Census, 1880, 1900, 1910, 1920, 1930, 1940.

<http://www.santaclararesearch.net/SCBIOS/jlendrum.html> (accessed on October 23, 2014)

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*Resource Name or # (Assigned by recorder)

1178-1184 East William Ct.

*Recorded by Franklin Maggi & Sarah Winder

*Date 10/24/2014

☒ Continuation

☐ Update



Overview of easterly duplex, viewed facing southeast.



Overview of westerly duplex, viewed facing south.

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*Resource Name or # (Assigned by recorder) 1178-1184 East William Ct.

*Recorded by Franklin Maggi & Sarah Winder

*Date 10/24/2014 ☒ Continuation ☐ Update



Detail view of fenestration, viewed facing east.



Detail view of entry, viewed facing east.

HISTORIC EVALUATION SHEET

Historic Resource Name: 1178-1184 East William St.

A. VISUAL QUALITY / DESIGN

Justification

		E	VG	G	FP
1. EXTERIOR	Undistinguished				X
2. STYLE	Of no particular interest				X
3. DESIGNER	Not known				X
4. CONSTRUCTION	Of no particular interest				X
5. SUPPORTIVE ELEMENTS	None				X

B. HISTORY / ASSOCIATION

		E	VG	G	FP
6. PERSON / ORGANIZATION	No connection with persons of importance				X
7. EVENT	None associated				X
8. PATTERNS	No connection with patterns of importance				X
9. AGE	Built 1949				X

C. ENVIRONMENTAL / CONTEXT

		E	VG	G	FP
10. CONTINUITY	Not located in area of importance				X
11. SETTING	Unimportant				X
12. FAMILIARITY	Familiarity to neighborhood only			X	

D. INTEGRITY

		E	VG	G	FP
13. CONDITION	Minor surface wear		X		
14. EXTERIOR ALTERATIONS	Not modified	X			
15. STRUCTURAL REMOVALS	No important structural removals	X			
16. SITE	Has not been moved	X			

E. REVERSIBILITY

		E	VG	G	FP
17. EXTERIOR	Almost all exists	X			

REVIEWED BY: Franklin Maggi

DATE: 10/22/14

EVALUATION TALLY SHEET

Historic Resource Name: 1178-1184 East William St.

	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
<u>A. VISUAL QUALITY / DESIGN</u>								
1. EXTERIOR	16	12	6	0	0			
2. STYLE	10	8	4	0	0			
3. DESIGNER	6	4	2	0	0			
4. CONSTRUCTION	10	8	4	0	0			
5. SUPPORTIVE ELEMENTS	8	6	3	0	0		0	
<u>B. HISTORY / ASSOCIATION</u>								
6. PERSON / ORGANIZATION	20	15	7	0	0			
7. EVENT	20	15	7	0	0			
8. PATTERNS	12	9	5	0	0			
9. AGE	8	6	3	0	0		0	
<u>C. ENVIRONMENTAL / CONTEXT</u>								
10. CONTINUITY	8	6	3	0	0			
11. SETTING	6	4	2	0	0			
12. FAMILIARITY	10	8	4	0	4		4	4
(SUM OF A+C) =					4			
<u>D. INTEGRITY</u>								
13. CONDITION	.00	.03	.05	.10	0.03	x	4	0.1
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0	x	4	0.0
	.00	.03	.05	.10	0	x	0	0.0
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x	4	0.0
	.00	.10	.20	.40	0	x	0	0.0
16. SITE	.00	.10	.20	.40	0	x	0	0.0
							0.1	
ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)								3.88
<u>E. REVERSIBILITY</u>								
17. EXTERIOR	3	3	2	2	3			6.88
EVALUATION TOTAL: (Adjusted subtotal)								6.88

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 8

*Resource Name or #: (Assigned by recorder)

Manual Perry House

P1. Other Identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose East Date 1980 T.7S.; R.2E.; Mount Diablo B.M.

c. Address 1186 East William Ct. City San Jose Zip 95116

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 600830mE/ 4133354mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 472-04-125;

south side of East William Court east of McLaughlin Avenue.

*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located near a commercial node at McLaughlin Avenue and East William Court/East William Street in San Jose's Five Wounds/Brookwood Terrace neighborhoods, this one-story house was moved onto this site about 1944 along with the rear detached garage. The site straddled the back of three lots that faced McLaughlin Avenue, and the barn at the rear appears to be associated with an older orchard property that had existed east of this thoroughfare during at least the first half of the twentieth century. The site of these three structures is now part of a large property that includes Happy Laundry, Happy Car Wash, and two duplexes to the west along East William Court; the site now 1.36 acres in size. The orchard trees are now gone, and the site is open except for a few mature trees.

(Continued on page 2, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

*P4 Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)

View facing south, October 2014.

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both

Ca. 1930, 84 years old, city directories and visual est.

*P7. Owner and Address:

Hung Nguy Tr., Mai Dang Tr.
3168 Apperson Ridge Dr.
San Jose, Ca 95148

*P8. Recorded by: (Name, affiliation, and address)

F. Maggi & S. Winder
Archives & Architecture LLC
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: 10/24/2014

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, LLC: Historic Report for the property generally located at 500 McLaughlin Ave., San Jose, prepared for Denise Duffy & Associates, Inc., 2014.

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling State Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List)
DPR 523A ***Required information**

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
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*Resource Name or # (Assigned by recorder) Manuel Perry House

*Recorded by Franklin Maggi & Sarah Winder

*Date 10/24/2014

☒ Continuation

☐ Update

(Continued from previous page)

The architectural style of the house is Spanish Colonial Revival, an eclectic style that was popular during the 1920s and 1930s throughout California. After the First World War, the Eclectic Revival or Period Revival styles grew in prominence to become characteristic of both residential and non-residential construction. Such styles as Spanish Eclectic, Mission Revival, Mediterranean, and others became popular for over two decades in the greater San José area.

The immediate area is now a mix of houses to the east and north, and neighborhood commercial uses to the west, along with more recent residential construction to the south. A large circa 1900 house is located across the street at the northeast corner of McLaughlin Avenue and East William Court which may be associated with the earlier use of the property when it was part of the Lendrum Ranch.

The house is typical of some variations of Spanish Eclectic architecture of the 1930s, in its flat roof angled down at the rear, but enhanced with a gabled roofline at the front covered with Spanish clay tiles. The walls are stucco clad and devoid of trim beyond window sash and door frames. The parapets around the flat roof have tile caps, and the rake fascias of the gable ends are also clad with tile. The front wing is offset to the side of the porch, and presents a large front gable flush with the front façade. The wing has an offset on the side elevation from the wall to the rear, and the wall extends outward as a buttress. The porch walls and balustrade are continuations of the front and side walls, with an arched opening cut into the plane of the front wall. The front focal window is arched with angled sides.

The front door is solid wood with an ornate metal viewer and has original hardware. The door and its opening are arched at the top.

Fenestration appears to be mostly original, and consists of multi-lite casement windows in wood frames at the front of the building. Other windows are double-hung, with some having multi-lite uppers. The windows have metal security covers. The rear door opens to an unprotected rear porch

Evidence of the relocation can be found in the slight rotation in the foundation to sill joints around the building, where cracking is evident that reveals the mis-alignments typical of the construction characteristics of buildings dropped onto a foundation.

The original garage for this house is unrecognizable, as it has been converted to residential use and expanded to the front with concrete block walls.

The barn is in a deteriorated state and could only be viewed at the front wall. It is a three section barn with central space that rises above the two sheds to the side, and likely served as a horse and equipment barn. One of these sheds has been modified to include double sliding doors for vehicle access. Other modification are for contemporary functional reasons that could not be determined.

Integrity and character-defining features:

The property retains most of its historical integrity as per the National Register's seven aspects of integrity. The house is not in its original location, but has been on this site for over 70 years, which is most of its 85 or so years. The property is within a setting that is a mix of building types and uses. The house retains its residential scale and feeling and continues to illustrate its association with the design of Spanish Colonial Revival residences in San Jose. The historic design features include: stucco cladding, wood windows, Spanish tile roofing, and arched openings and front door. The original character-defining materials of this house continue to exist but are in deteriorated condition. The garage has lost its integrity, and the barn, although recognizable as such from the front, is in a state of disrepair and has been subject to extensive alterations.

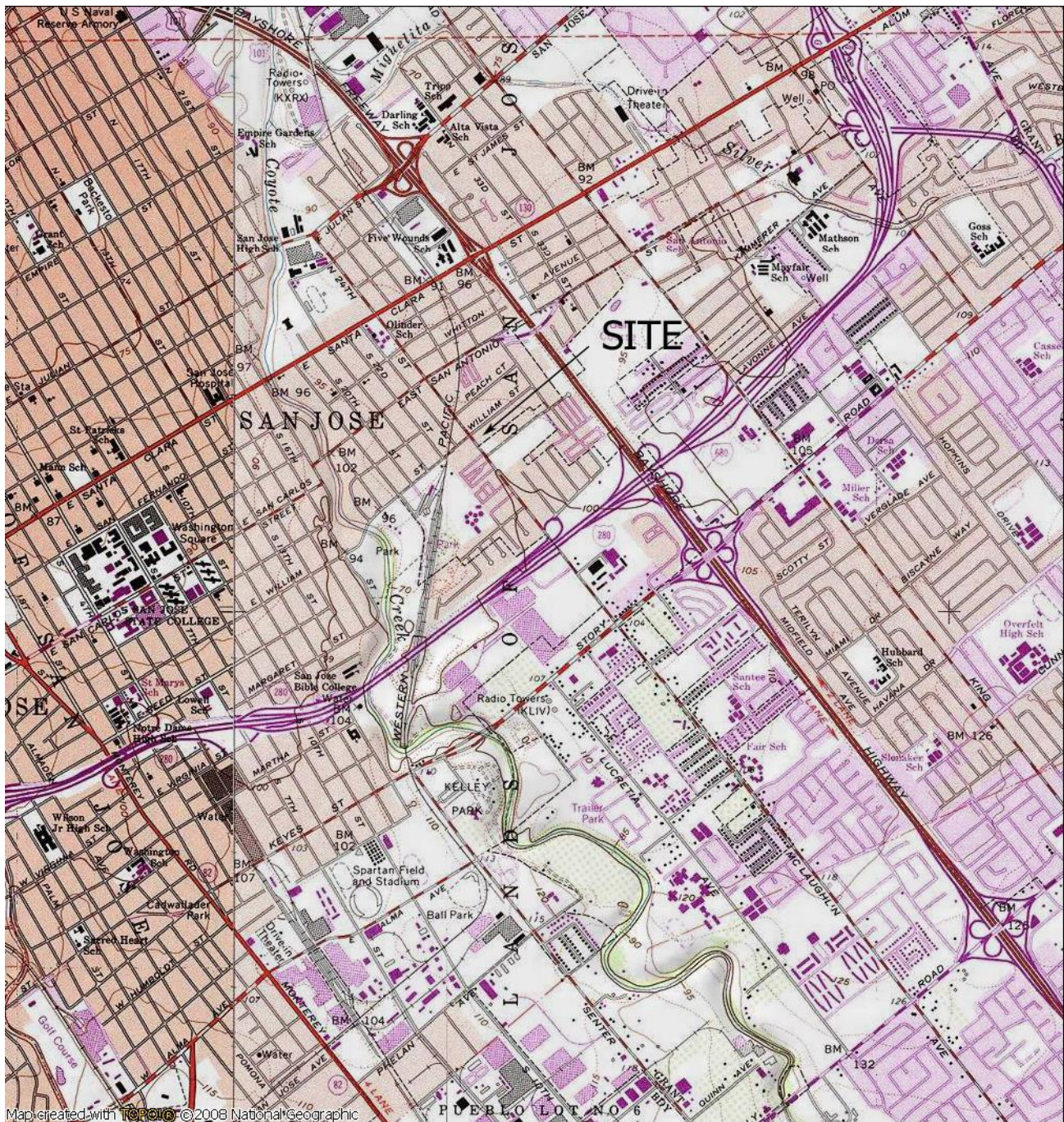
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinomial

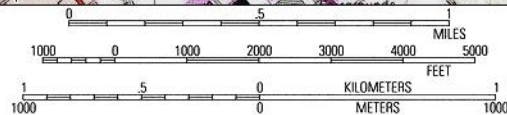
Page 3 of 81

*Resource Name or # (Assigned by recorder) Happy Market

*Map Name: USGS San Jose East Quadrangle 7.5 minute *Scale: n.t.s. *Date of Map: 1980



Map created with TOPO 10.0 ©2008 National Geographic



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State of California – The Resources Agency
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BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
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*NRHP Status Code 6z

*Resource Name or # (Assigned by recorder) Manuel Perry House

B1. Historic Name: Manuel Perry House

B2. Common Name: None

B3. Original use: Single family residential B4. Present Use: Single family residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

Original construction Ca. 1930. The residence was moved onto the site around 1944. Barn preceded house, date of construction not known.

*B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: Ca. 1944 Original Location: Not known

*B8. Related Features:

Garage (converted), barn.

B9a Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter Area Five Wounds/Brookwood Terrance SNI

Period of Significance 1930 Property Type Residential Applicable Criteria None

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Ca. 1930 single-family residence on this site was moved onto the property during World War II. It first appeared in local directories at the subject property in 1944, owned and occupied by Manuel Perry. Manuel Perry continued to own and occupy the residence into the 1950s. The relocation of this house onto this site may have resulted from the construction of nearby U.S. State Highway 101A (when Highway 101 was first routed along the Bayshore Highway in the 1930s), then later as U.S. 101 mainline (when Bypass 101 was applied to the Bayshore Freeway by the 1940s) through San Jose, connecting the South Bay to the Peninsula and San Francisco. The garage was likely moved with the house onto the site, and has since been expanded and converted to residential use.

The barn located to the rear of the residence still extant today likely dates to previous occupation of the site, perhaps to the nineteenth century when the property was under agricultural use as an orchard and was known as the Lendrum Ranch. The property had remained largely agricultural until the 1940s, when the Happy Market Grocery and the Happy Coin Launderette appeared on the corner of what was then East Williams Street and McLaughlin Avenue.

(Continued on next page, DPR523L Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References:

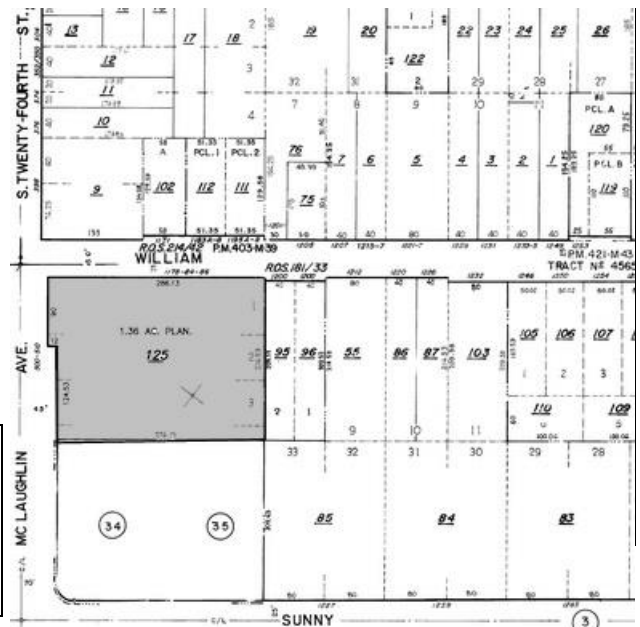
See page 6.

B13. Remarks: Proposed demolition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: October 24, 2014

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 5 of 8 *Resource Name or # (Assigned by recorder) Manuel Perry House

*Recorded by Franklin Maggi & Sarah Winder *Date 10/24/2014 ☒ Continuation ☐ Update

(Continued from last page, DPR523B B10. Significance)

The earlier agricultural ownership of this area east of McLaughlin Avenue is associated with James Lendrum. James Lendrum was born in 1833, in Fermanagh County, Ireland. He arrived in California in 1857 with his wife, and settled in San Jose where he purchased 300 acres, known as the Silver Creek Ranch. In 1863 he acquired the 20 acres along McLaughlin that contains the subject property, and then 300 additional acres east of McLaughlin Avenue and south of Alum Rock Road (now East Santa Clara Street). He established this large ranch with an orchard which he operated until his death in 1885. His wife continued to operate the ranch until her death in 1915. Just prior to this, she subdivided the lands for sale during a period of city expansion.

One of these partitions of the former Lendrum Ranch was known as "Elm Leaf Park" (Santa Clara County Maps N: 77, surveyed 1911 and recorded in 1912). The subject property is located on Lots 1, 2, 3, and part of Lot 4 of Block 3 of this subdivision. At this time, the residential tract was bordered on two sides by the official limits of the City of San Jose, which had just expanded to incorporate East San Jose, a small community to the east of the Coyote Creek. The subject property would ultimately remain on Santa Clara County lands until it was annexed by San Jose in the late 1980s.

The house and farm buildings for the Lendrum Ranch appear to have been located to the north of the intersection of McLaughlin Avenue and East William Court. The subject site to the south of East William Court may also have had agricultural buildings during the Lendrum ownership, but this cannot be determined from early maps. Whether or not the extant barn is associated with the early ranch cannot be determined, as the structure has been modified to such an extent behind the front façade that the underlying structure cannot be assessed.

Since the relocation of the house and garage onto this site in the 1940s, it has served as a single-family property. In recent years, the barn appears to have been expanded for commercial use, although at present the use is undetermined, and appears to be occupied residentially.

The subject property was incorporated into the City of San Jose on July 27, 1981, as a part of the McLaughlin No. 16 annexation.

EVALUATION

When first developed at mid-century, the site was at the edge of the city. The area now is a mix of contemporary urban residential development, and the immediate vicinity has grown to be a commercial node for this now larger neighborhood. The single family house moved onto this site is not individually representative of any recognized patterns of importance within the City of San Jose. The development of the subject property occurred around 1944. The property represents a period of continued growth of San Jose during the mid-twentieth century, a development pattern that has continued into the recent past as older vacant properties within the original city have been developed.

This neighborhood has not been surveyed for potential historical significance. The house is not recognized in any historical narratives, and the barn cannot be associated directly with earlier occupation of the property when it was under agricultural use. The site does not appear to individually represent important patterns of development or events in this neighborhood, nor does it contribute to a recognized district of historical significance. The property would, therefore, not qualify for the National or California Registers under Criterion A or (1), respectively.

The owners and tenants other than the original owner of the house, Manuel Perry, were not specifically identified as a part of this study. Research into Manuel Perry found little information about his life. No significant personage in San Jose's history was revealed following an overview of the neighborhood history at mid-century, and later owners/tenant would have a too recent association to cause the property to be considered historically significant due to important personages. The property is not eligible for the National or California Registers based on association with personages under Criteria B or (2).

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

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*Resource Name or # (Assigned by recorder) Manuel Perry House

*Recorded by Franklin Maggi & Sarah Winder

*Date 10/24/2014 ☒ Continuation ☐ Update

(continued from last page)

The house is a vernacular design from the 1930s, and associated with Spanish Colonial Revival architecture of the period. The design, although clearly an example of the style due to Spanish eclectic features, is not distinctive with regard to materials, proportions or forms that characterize architect-designed houses of this period that are identified as distinctive. The property is not a distinguished embodiment of the Spanish Colonial Revival style in the Interwar Period. The barn is vernacular and has little integrity to help define its original character. Because of the lack of strong correlation with a distinctive architectural design or significant patterns of vernacular design, the house and related garage and barn do not appear to be individually eligible for National Register under Criterion C or the California Register under to Criterion (3).

Under the City of San Jose evaluation rating system, the property scores 22.26 points, and does not meet the threshold for listing on the San Jose Historic Resources Inventory. Not meeting any of the evaluation criteria of significance, it would thus not qualify under the criteria for landmark designation.

(Continued from page 4, DPR523b, B12)

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*Resource Name or # (Assigned by recorder)

Manuel Perry House

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☒ Continuation

☐ Update



Overview of house, viewed facing south.



House at rear and side, viewed facing northwest.

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*Resource Name or # (Assigned by recorder) Manuel Perry House

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*Date 10/24/2014

☒ Continuation ☐ Update



Garage at rear (converted), viewed facing south.



Barn at rear, viewed facing south.

HISTORIC EVALUATION SHEET

Historic Resource Name: 1186 East William St.

A. VISUAL QUALITY / DESIGN

Justification

		E	VG	G	FP
1. EXTERIOR	Has some architectural value			X	
2. STYLE	Representative of Spanish Colonial Revival			X	
3. DESIGNER	Not known, but a studied design			X	
4. CONSTRUCTION	Of no particular interest				X
5. SUPPORTIVE ELEMENTS	garage			X	

B. HISTORY / ASSOCIATION

		E	VG	G	FP
6. PERSON / ORGANIZATION	No connection with persons of importance				X
7. EVENT	None associated				X
8. PATTERNS	No connection with patterns of importance				X
9. AGE	Built ca. 1935			X	

C. ENVIRONMENTAL / CONTEXT

		E	VG	G	FP
10. CONTINUITY	Not located in area of importance				X
11. SETTING	Unimportant				X
12. FAMILIARITY	Familiarity to neighborhood only			X	

D. INTEGRITY

		E	VG	G	FP
13. CONDITION	Significant condition issues			X	
14. EXTERIOR ALTERATIONS	Only minor changes		X		
15. STRUCTURAL REMOVALS	No important structural removals	X			
16. SITE	Was likely moved to site			X	

E. REVERSIBILITY

		E	VG	G	FP
17. EXTERIOR	Almost all exists		X		

REVIEWED BY: Franklin Maggi

DATE: 10/23/14

EVALUATION TALLY SHEET

Historic Resource Name: 1186 E William Ct.

	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
<u>A. VISUAL QUALITY / DESIGN</u>								
1. EXTERIOR	16	12	6	0	6			
2. STYLE	10	8	4	0	4			
3. DESIGNER	6	4	2	0	2			
4. CONSTRUCTION	10	8	4	0	0			
5. SUPPORTIVE ELEMENTS	8	6	3	0	3		15	
<u>B. HISTORY / ASSOCIATION</u>								
6. PERSON / ORGANIZATION	20	15	7	0	0			
7. EVENT	20	15	7	0	0			
8. PATTERNS	12	9	5	0	0			
9. AGE	8	6	3	0	3		3	
<u>C. ENVIRONMENTAL / CONTEXT</u>								
10. CONTINUITY	8	6	3	0	0			
11. SETTING	6	4	2	0	0			
12. FAMILIARITY	10	8	4	0	4		4	22
(SUM OF A+C) =					19			
<u>D. INTEGRITY</u>								
13. CONDITION	.00	.03	.05	.10	0.05	x	22	1.1
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0.05	x	19	1.0
	.00	.03	.05	.10	0.03	x	3	0.1
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x	19	0.0
	.00	.10	.20	.40	0	x	3	0.0
16. SITE	.00	.10	.20	.40	0.2	x	3	0.6
							2.7	
ADJUSTED SUB-TOTAL:					(Preliminary total minus Integrity Deductions)			19.26
<u>E. REVERSIBILITY</u>								
17. EXTERIOR	3	3	2	2	3			22.26
EVALUATION TOTAL:								22.26